

MIDWEST LAND GROUP PRESENTS



# CALDWELL COUNTY, MO

54.25 ACRES



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# PERFECT CABIN AND HUNTING COMBINATION IN CALDWELL COUNTY

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This 54.25 +/- acre property in Caldwell County has a lot to offer! Conveniently located an hour from Kansas City, this farm is very attractive if you are looking for a great recreational property with a nice place to spend the night. A large pond, good hunting, and plenty of established trails make this tract a must-see.

As you enter the property, you are greeted by a perfect getaway cabin! The cozy cabin features a main bedroom, bathroom, full kitchen, and living room. A large loft area serves as an additional bedroom, as well as another non-conforming bedroom in the back. The cabin is approximately 950 square feet and is complete with rural water, electric, and a septic system. Enjoy the back porch views overlooking the 3-acre lake and country solitude.

The timber is a great mixture of hardwoods with lots of oaks, making for some tremendous fall colors.

Numerous UTV trails provide ideal access throughout the entire farm, whether you enjoy hunting or strictly trail riding! This property is set up well for both deer and turkey hunting, with high numbers of both present in the area. The layout and topography allow for the farm to both feel and hunt big, as well as the ability to hunt multiple wind directions safely. Approximately 16 +/- acres of open ground really allows a new owner to transform this property with the addition of food plots, with a combination of both grains and greens.

Enjoy endless opportunities for fun with weekend getaways, trail riding, exploring creeks, pond fishing, and good deer and turkey hunting. Properties of this size and makeup within an hour of Kansas City are hard to come by. Contact Drew Yarkosky at (816) 599-3647 for additional information, disclosures, or to schedule a showing.



# PROPERTY FEATURES

PRICE: **\$484,249** | COUNTY: **CALDWELL** | STATE: **MISSOURI** | ACRES: **54.25**

- Approximately 950 square foot cabin
- Main bedroom, bathroom, full kitchen, and living room
- Large lofted bedroom with an additional non-conforming bedroom
- Abundant whitetail and turkey
- 3-acre pond
- Mowed trail system throughout
- 16 +/- open acres ideal for food plots and/or warm-season grasses
- Well-maintained gravel road
- Ability to hunt in all wind directions
- Mixed hardwood timber with persimmon trees
- 4.3 miles from Braymer, MO
- 10.7 miles from Polo, MO
- 45 miles from Liberty, MO





# 950 SQUARE-FOOT CABIN

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The cozy cabin features a main bedroom, bathroom, full kitchen, and living room. A large loft area serves as an additional bedroom, as well as another non-conforming bedroom in the back. The cabin is approximately 950 square feet and is complete with rural water, electric, and a septic system.





# INTERIOR PHOTOS





## 3-ACRE POND

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## 16 +/- OPEN ACRES

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# HUNTING OPPORTUNITIES

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This property is set up well for both deer and turkey hunting, with high numbers of both present in the area. The layout and topography allow for the farm to both feel and hunt big, as well as the ability to hunt multiple wind directions safely.





# AERIAL MAP



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Boundary Center: 39° 33' 43.71, -93° 51' 2.57

**20-55N-26W**  
**Caldwell County**  
**Missouri**

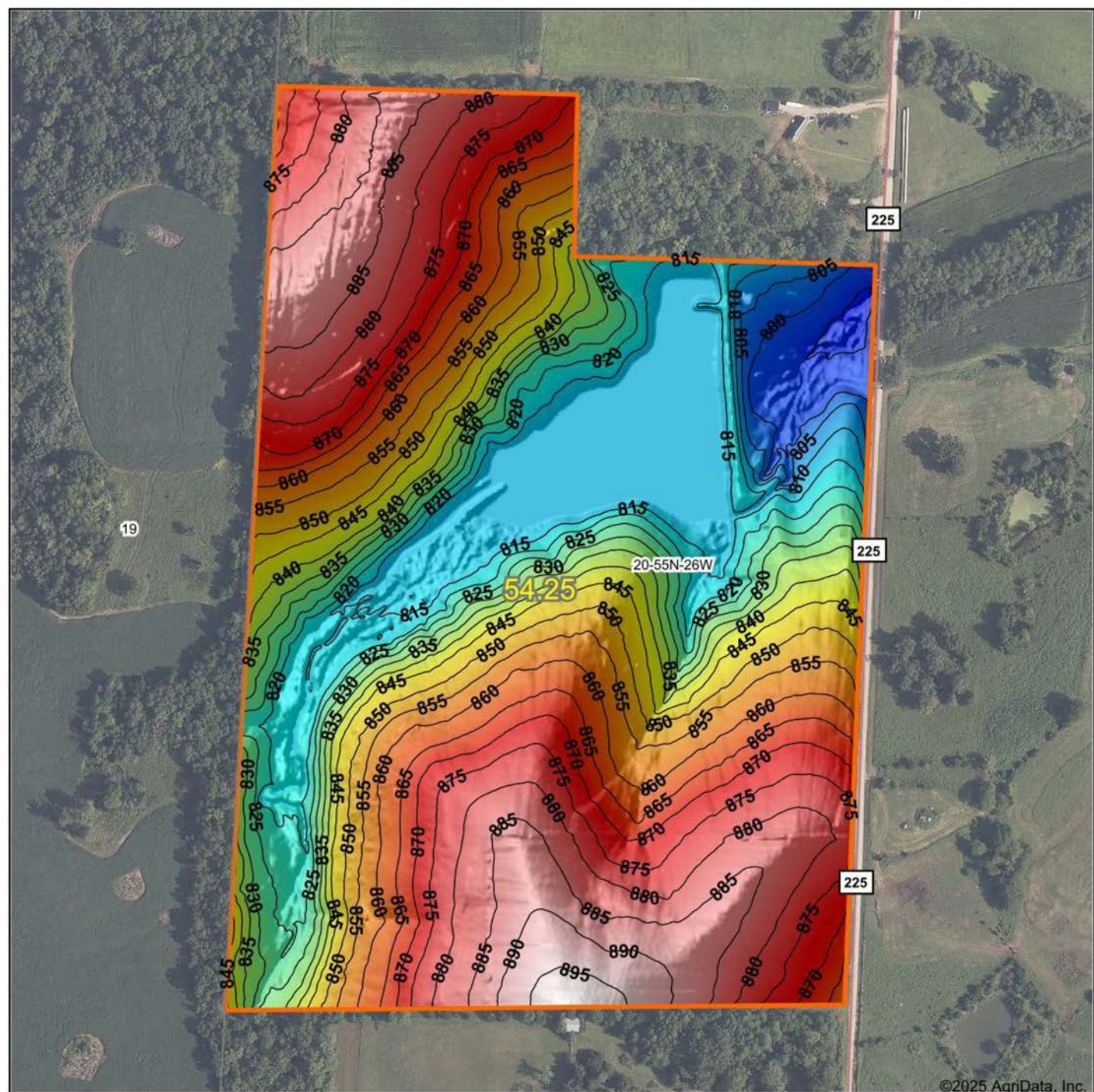
0ft 407ft 814ft



9/22/2025



# HILLSHADE MAP

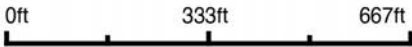


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Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
Interval(ft): 5  
Min: 790.8  
Max: 898.2  
Range: 107.4  
Average: 849.9  
Standard Deviation: 27.69 ft

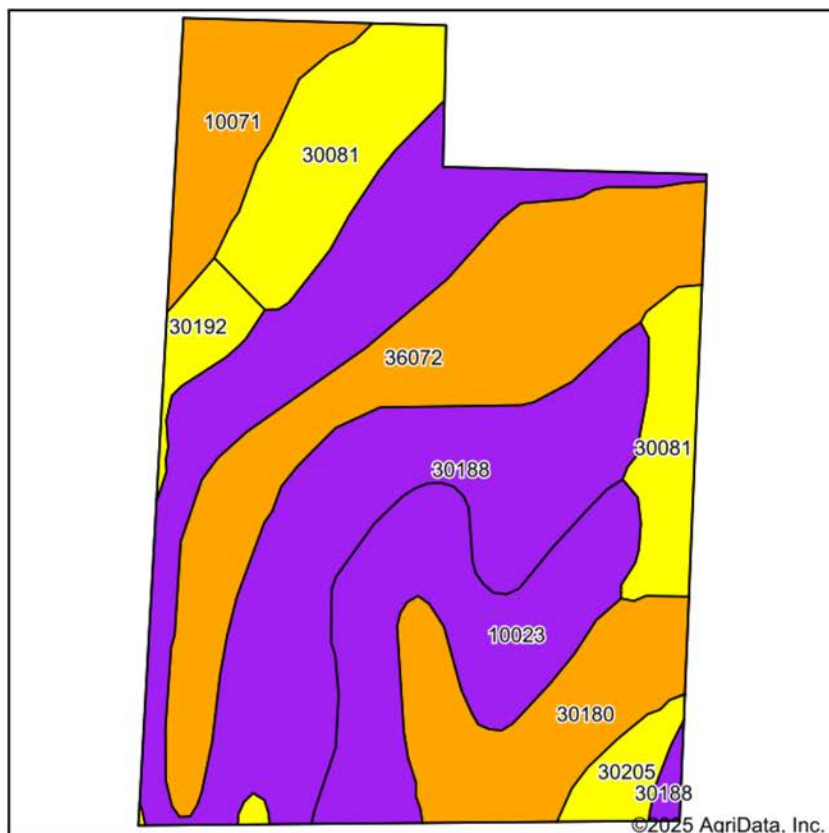


**20-55N-26W**  
**Caldwell County**  
**Missouri**

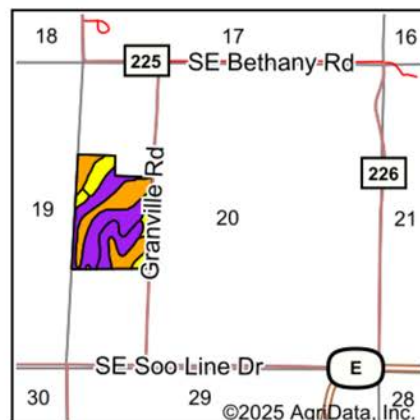
Boundary Center: 39° 33' 43.71, -93° 51' 2.57



# SOILS MAP



Soils data provided by USDA and NRCS.



State: **Missouri**  
 County: **Caldwell**  
 Location: **20-55N-26W**  
 Township: **Davis**  
 Acres: **54.25**  
 Date: **9/22/2025**



Maps Provided By:

**surety**  
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Area Symbol: MO025, Soil Area Version: 27

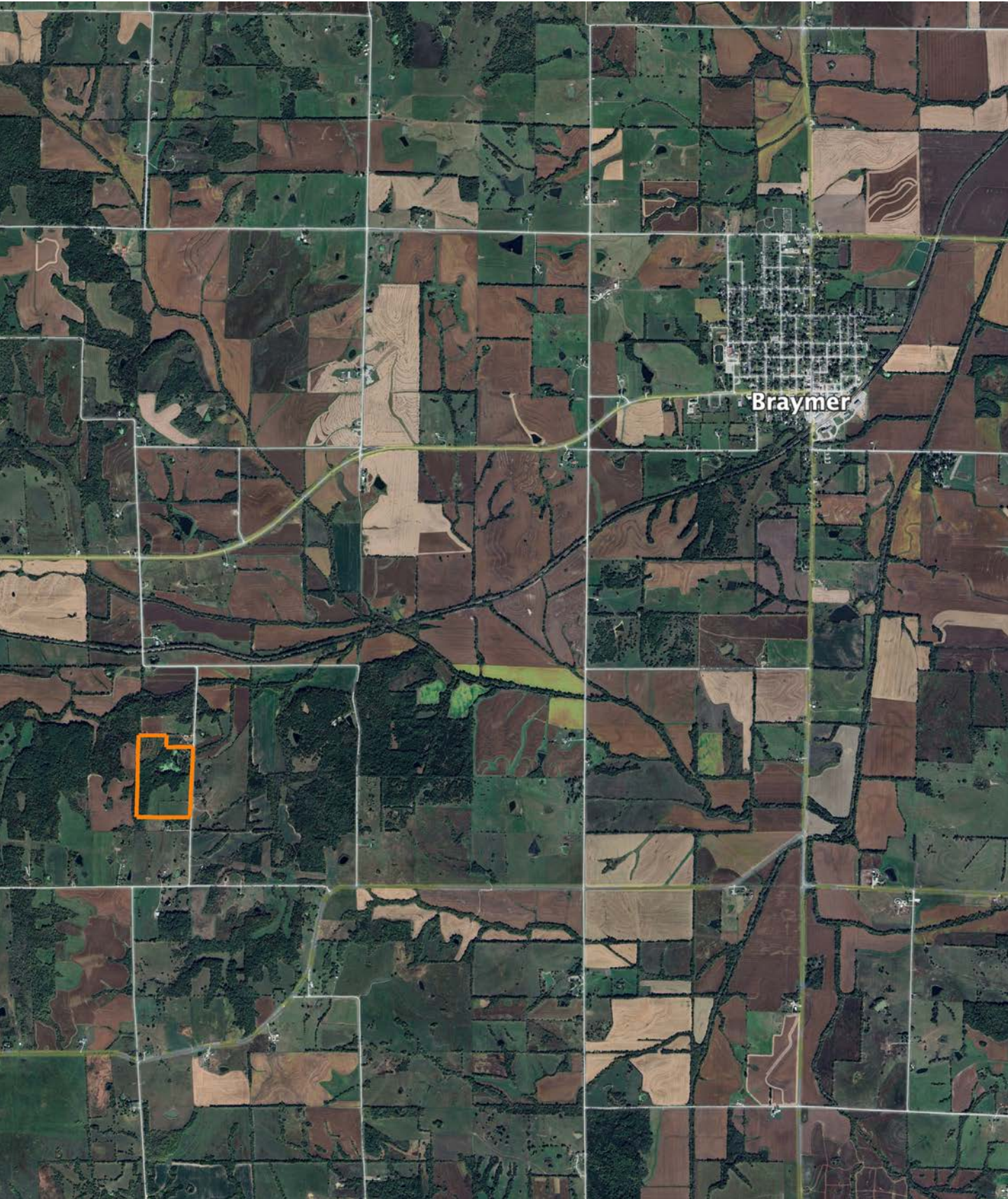
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
30188	Chillicothe silt loam, 5 to 14 percent slopes, eroded, rocky	18.40	33.9%		Vle	62	62	49
36072	Blackoar silt loam, 1 to 4 percent slopes, frequently flooded	10.54	19.4%		IIIw	71	64	70
10023	Greenton silty clay loam, 9 to 14 percent slopes, severely eroded	7.27	13.4%		Vle	49	49	36
30081	Greenton silty clay loam, 9 to 14 percent slopes, moderately eroded	6.88	12.7%		IVe	54	47	50
30180	Polo silt loam, 5 to 9 percent slopes, eroded	5.31	9.8%		IIIe	80	79	59
10071	Ladoga silt loam, 5 to 9 percent slopes, eroded	3.47	6.4%		IIIe	61	61	49
30192	Sampsel silty clay loam, 9 to 14 percent slopes, eroded	1.28	2.4%		IVe	55	54	48
30205	Snead silty clay loam, 9 to 14 percent slopes, eroded	1.10	2.0%		IVe	48	48	31
Weighted Average					4.59	*n 62.2	*n 59.9	*n 52.1

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# OVERVIEW MAP





# AGENT CONTACT

Drew Yarkosky has always had a passion for land. He grew up on a cattle farm near Albia, Iowa, where his father taught him the value and importance of being a 'caretaker' of the land, something that still resonates to this day. Being raised in a small town showed him the importance of accountability and integrity. He developed an interest in hunting and fishing at an early age, which sparked a career in the outdoor industry.

While in college, he began filming and editing shows for Midwest Whitetail, a semi-live online hunting series while playing baseball at Simpson College, giving him in-field experience learning management practices. After college, he moved to Missouri and continued to chase his passion working for Heartland Bowhunter, an award-winning series on the Outdoor Channel. By working on some of the best properties in the region, Drew developed the knowledge, experience, and respect for the outdoors, giving him a keen eye for reading a property and being able to represent his clients well to this day.

Drew enjoys spending time camping and hiking with his wife, Meg, and kids, Clara and Bowen. The family resides in Holt, MO. As an agent, he's known to offer solid advice whether it be on farming, ranching or hunting. Most importantly, he has a reputation for honesty, attention to detail, and reliability. Drew is truly invested in land as a whole and makes it his mission to find the right solution for buyers and sellers alike.



**DREW YARKOSKY, LAND AGENT**

**816.599.3647**

DYarkosky@MidwestLandGroup.com



## MidwestLandGroup.com

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